This Instrument Was Prepared By:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027
(615) 369-0039

PLEASE RETURN ORIGINAL TO:
CONSUMER TRUST TITLE & ESCROW, LLC
219 WARD CIRCLE, SUITE 3
BRENTWOOD, TENN. 37027

STATE OF TENNESSEE)
COUNTY OF Williamson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$39,200.00** amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17 **day of MARCH, 2004.**

Notary Public

NOTARY PUBLIC
Commission Expiration:

HOLLY LEIGH GRAY NOTARY PUBLIC AT LARGE Williamson County, TENN.

Davidson County DEEDWARR
Recvd: 03/23/04 11:22 2pgs
Fees:13.00 Taxes:145.04
20040323-0032574

WARRANTY DEED

NAME OF NEW OWNERS:	PLEASE SEND TAX BILLS TO:	ADDRESS OF NEW OWNER:
JAMES BOOTH, UNMARRIED		2012 SULTANA AVENUE NASHVILLE, TN 37207
	SAME	
		PROPERTY ADDRESS: SAME

[redacted]
71-7-107

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, **ROBERT W. BURNS, MARRIED** ("Grantor") has bargained and sold, and does hereby bargain, sell and convey unto **JAMES BOOTH, UNMARRIED** (Collectively "Grantee") the following described real estate located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 47 on the Map of Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 47 fronts 100 feet on the northerly side of Prince Street and runs back between parallel lines with the westerly margin of Sultana Avenue, 70 feet to a dead line.

This being the same property conveyed to Clarence W. Redmond, Jr. by Deed from Emma Jean Redmond aka Erma Jean Redmond, unmarried recorded June 6, 1996 in Book 10077, Page 712, Register's Office for Davidson County, Tennessee.

Property was further conveyed to Ronald L. Smith by Trustee's Deed of Michael Gigandet, Trustee for he Bankruptcy Estate of Clarence W. Redmond Jr., Case No. 02-12995-MM3-7 in the United States Bankruptcy Court for the Middle District of Tennessee dated November 17, 2003 in Instrument No. 20031117-0167198, Register's Office for Davidson County, Tennessee.

Property was further conveyed to and now vested in Robert W. Burns, married by Warranty Deed of Ronald L. Smith, married dated March 12, 2004 and recorded March 15, 2004 in Instrument No. 20040315-0029204, Register's Office for Davidson County, Tennessee.

This property is known as : 2012 SULTANA AVENUE, NASHVILLE, TN 37207

This property is subject to all restrictive covenants, all matters shown on the Plat and encumbrances, easements, and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its (their) successors and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantor this day of MARCH, 2004.

ROBERT W. BURNS (GRANTOR)

STATE OF TENNESSEE)
) SS
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT W. BURNS** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19 **day of MARCH, 2004.**

Notary Public

My Commission Expires: 5-22-04

